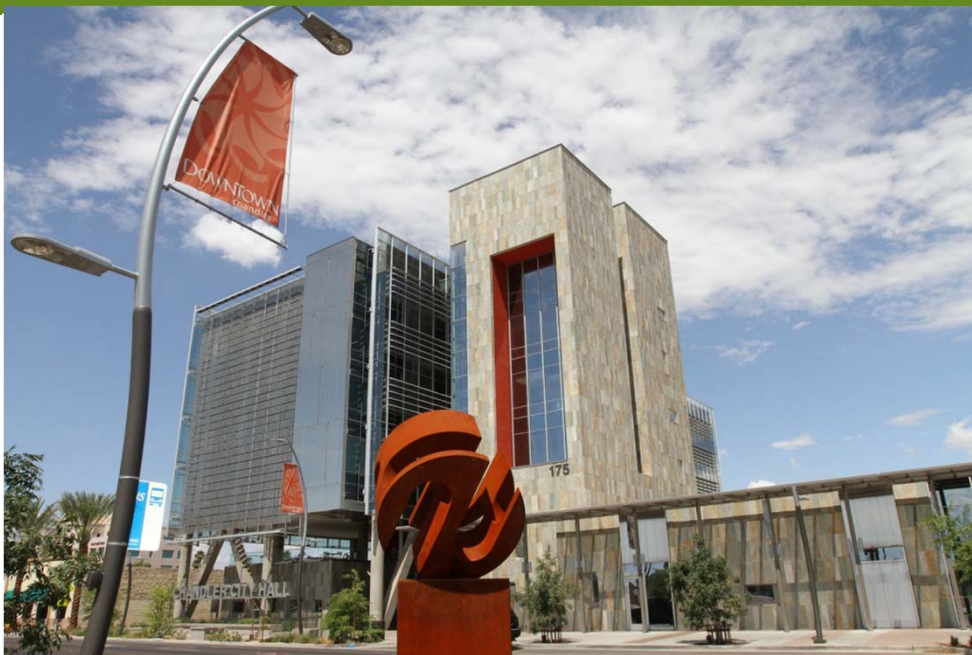




# CHANDLER CITY COUNCIL MICRO RETREAT



## Downtown and South Arizona Avenue Improvements

August 14, 2014

# 2007 Bond Election for South Arizona Avenue

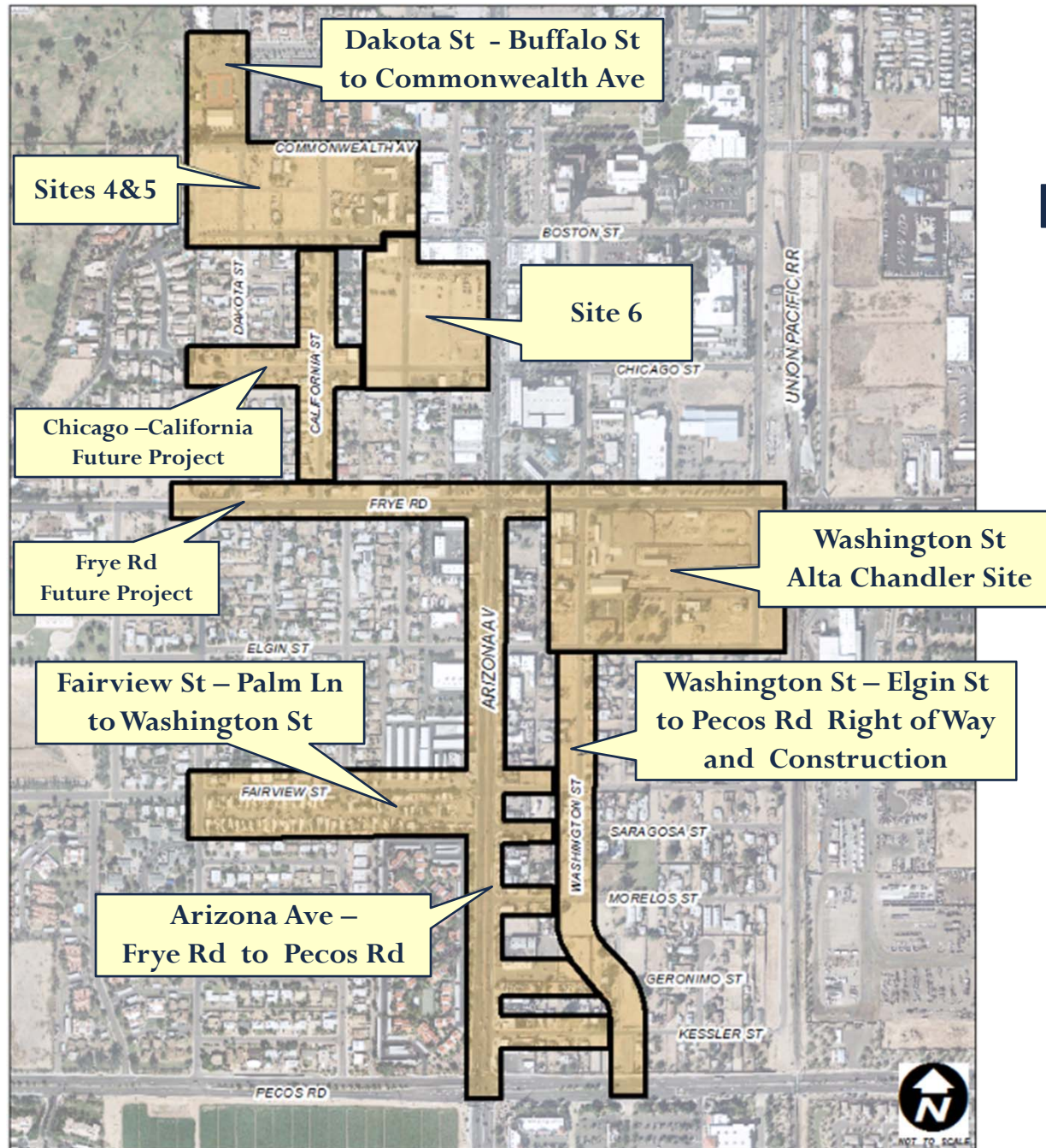
Fund	Bond Amount	Issuance Cost, 1.6%	Bond Amount + Issuance
Streets	\$48,158,732	\$770,840	\$48,929,572
Parks	\$8,532,930	\$136,580	\$8,669,510
Water	\$2,176,369	\$34,835	\$2,211,204
Sewer	\$354,047	\$5,667	\$359,714
Totals	\$59,222,078	\$947,922	\$60,170,000

# 2007 Bond Election

## South Arizona Avenue Proposed Projects

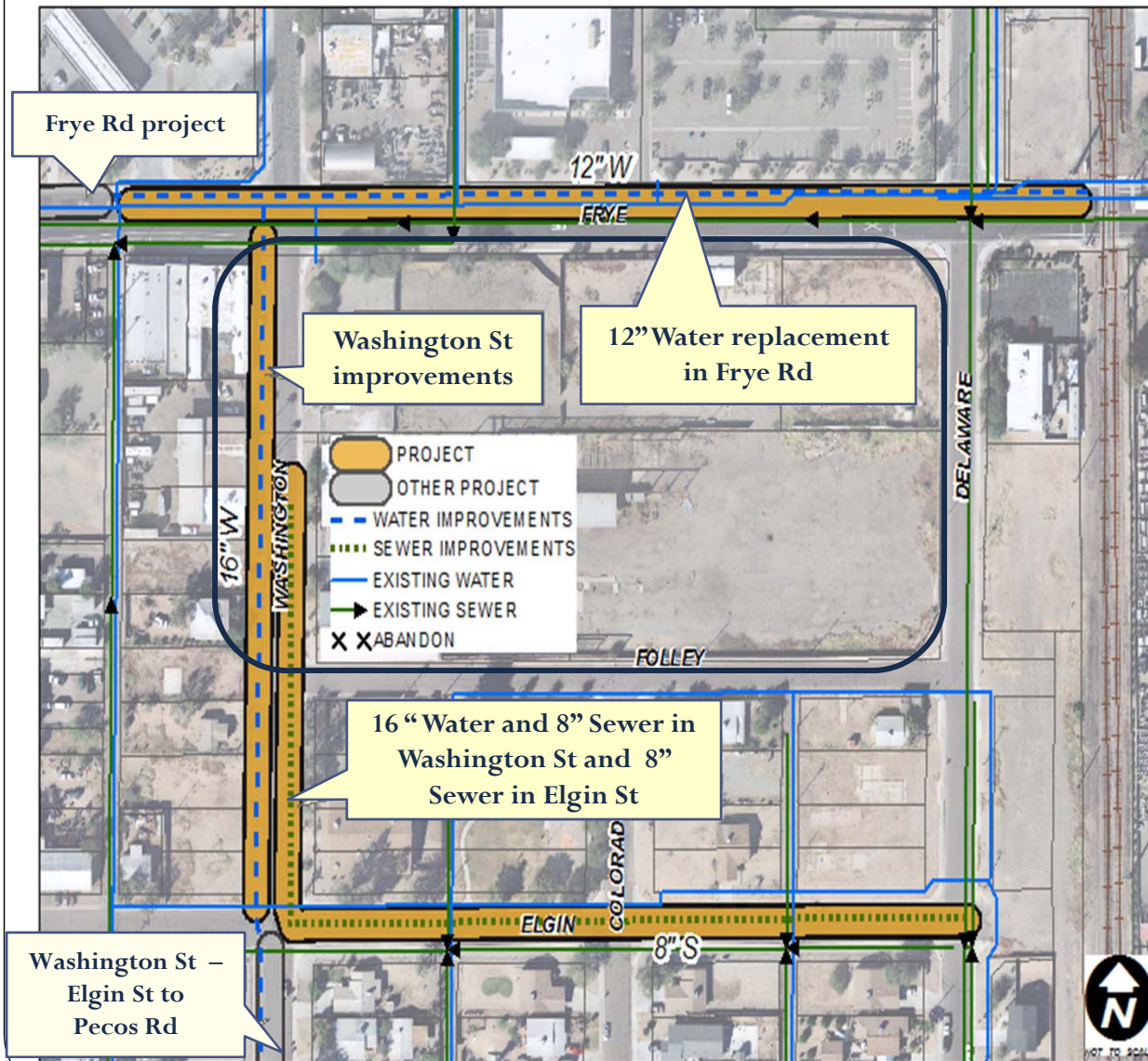
Completed Projects	Cost	Remaining Projects
Arizona Ave Phase I Design	\$ 3,798,490	Arizona Ave – Frye to Pecos
Arizona Ave Phase I Construction	10,020,170	Washington - Frye to Pecos
Washington/Boston Sewer Relocation	455,680	Frye - California to Washington
Utility Relocations	65,200	Fairview - Palm to Washington
Downtown Signage and Lighting	360,780	Signal at Fairview
Park Design/Construction-Fire Admin	457,700	California - Fairview to Saragosa
Washington Right of Way Acquisition	2,807,320	Park/Open Space
<b>Total Completed Cost</b>	<b>\$17,965,340</b>	Water and Sewer Upgrades as Needed
		New Storm Drains
<b>General Obligation Bonds</b>	<b>Total Bonds</b>	Arizona Ave - Frye to Loop 202
Streets	\$17,204,640	Fairview from Washington to Delaware
Parks	457,700	Traffic Circles on Fairview - California/Washington
<b>Total Bonds Sold and Used</b>	<b>\$17,965,340</b>	Delaware Landscaping from Chandler to Pecos
		Pecos at Arizona Ave Landscaping
		New Geronimo Street

# Downtown South Arizona Avenue Proposed Projects Key Map



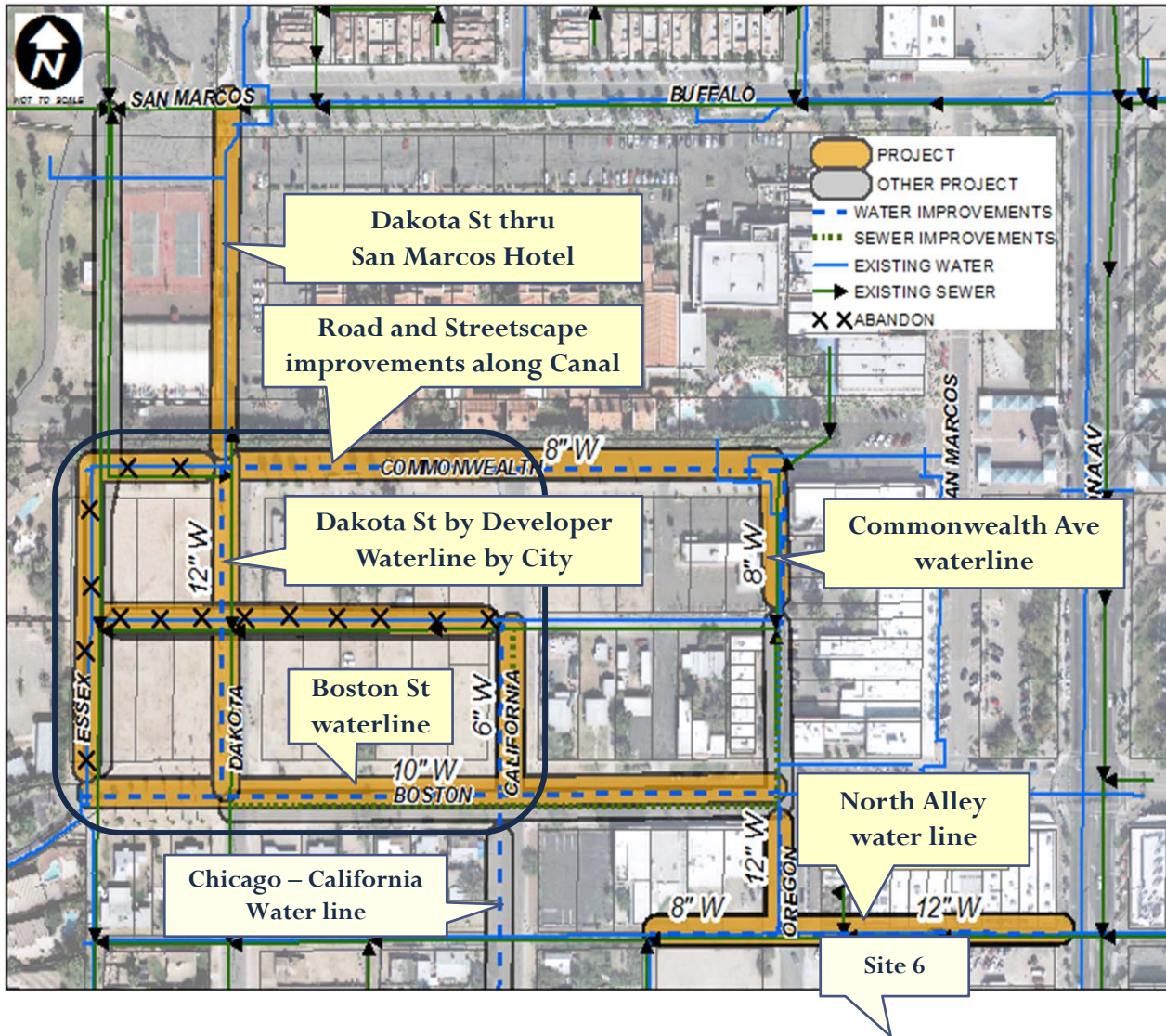


# Washington Street - Frye Road to Elgin Street



- Estimate \$2,096,000
- Related to Alta Chandler Apartment Project
- Two lanes with bike lanes, angled parking and 5' sidewalk on west side, parallel parking and 8' sidewalk on the east side, decorative LED streetlights
- 12" replacement water line in Frye Rd
- 16" water line and 8" sewer line in Washington and Elgin Streets

# Sites 4 & 5

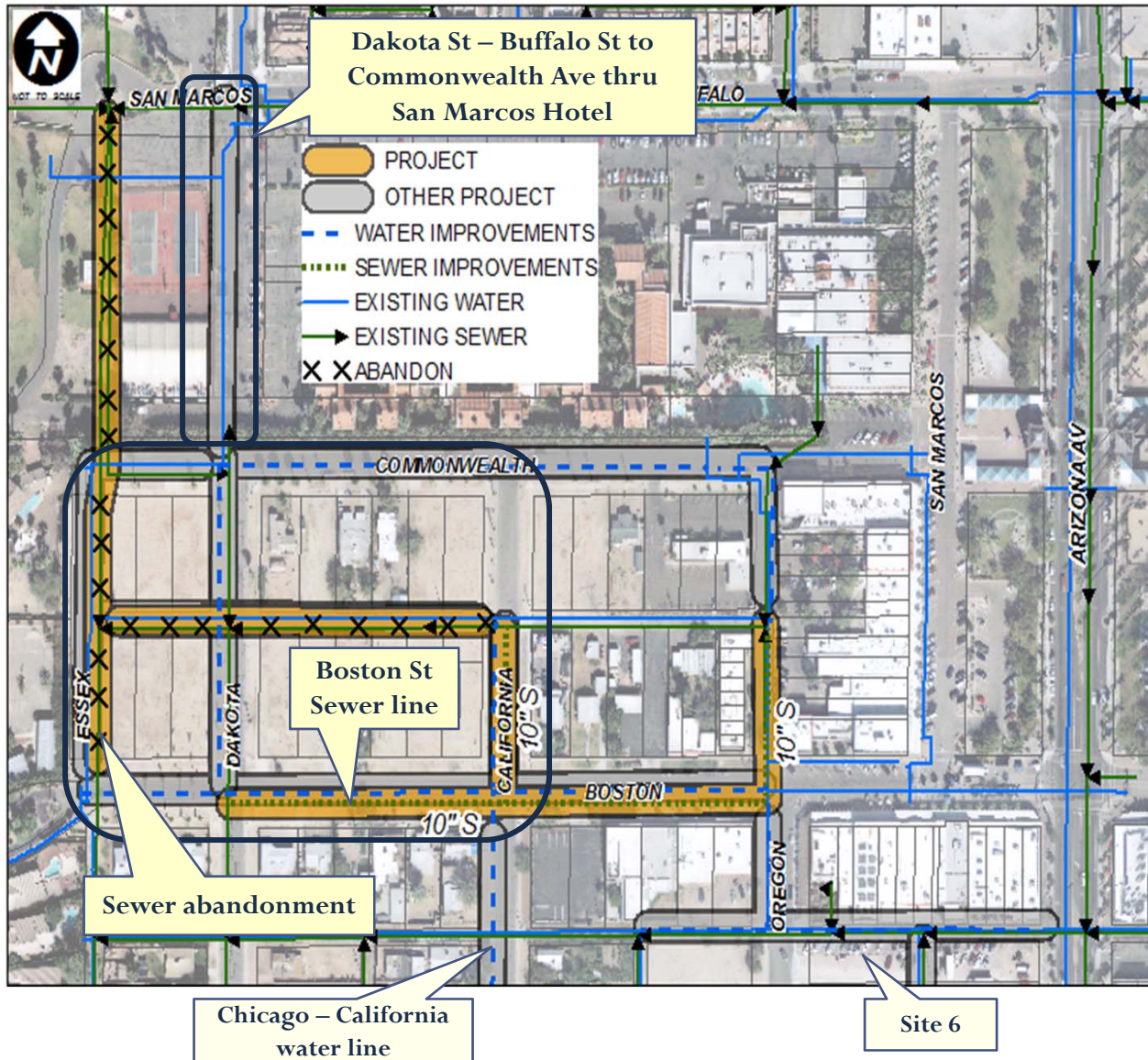


## Street & Water Improvements

- Estimate \$3,331,000
- Developer to construct Dakota St, California St, Essex St, and half street of Boston St and Commonwealth St
- South half of Boston St- mill and overlay by City
- Streetscape and road improvements along Commonwealth Canal
- Water line: 12" in Dakota; 10" in Buffalo; 8" in Commonwealth; 6" in California
- 12" Water line in North Alley and Oregon St is a redundant supply to Sites 4 & 5
- Abandon alley water line - Essex St to California St



## Sites 4 & 5 Continued



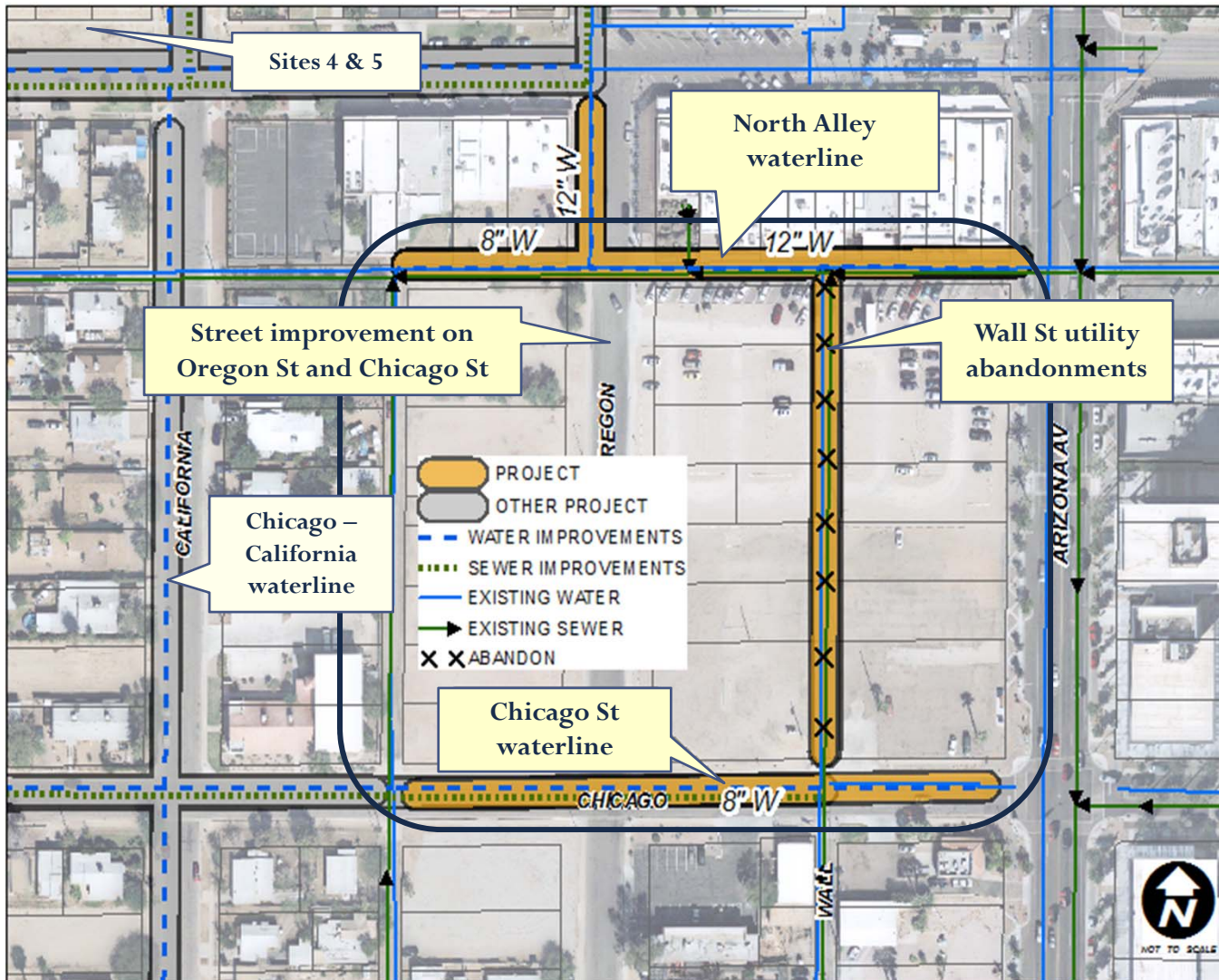
### Sewer Improvements

- Sewer line: 10" in Boston, California, and Oregon Streets
- Abandon sewer lines in alley and Essex St

### Dakota St from Buffalo St to Commonwealth Ave

- Estimate \$1,514,000
- Two lane road thru the San Marcos including paving, sidewalk, landscape, hardscape, streetlighting

# Site 6

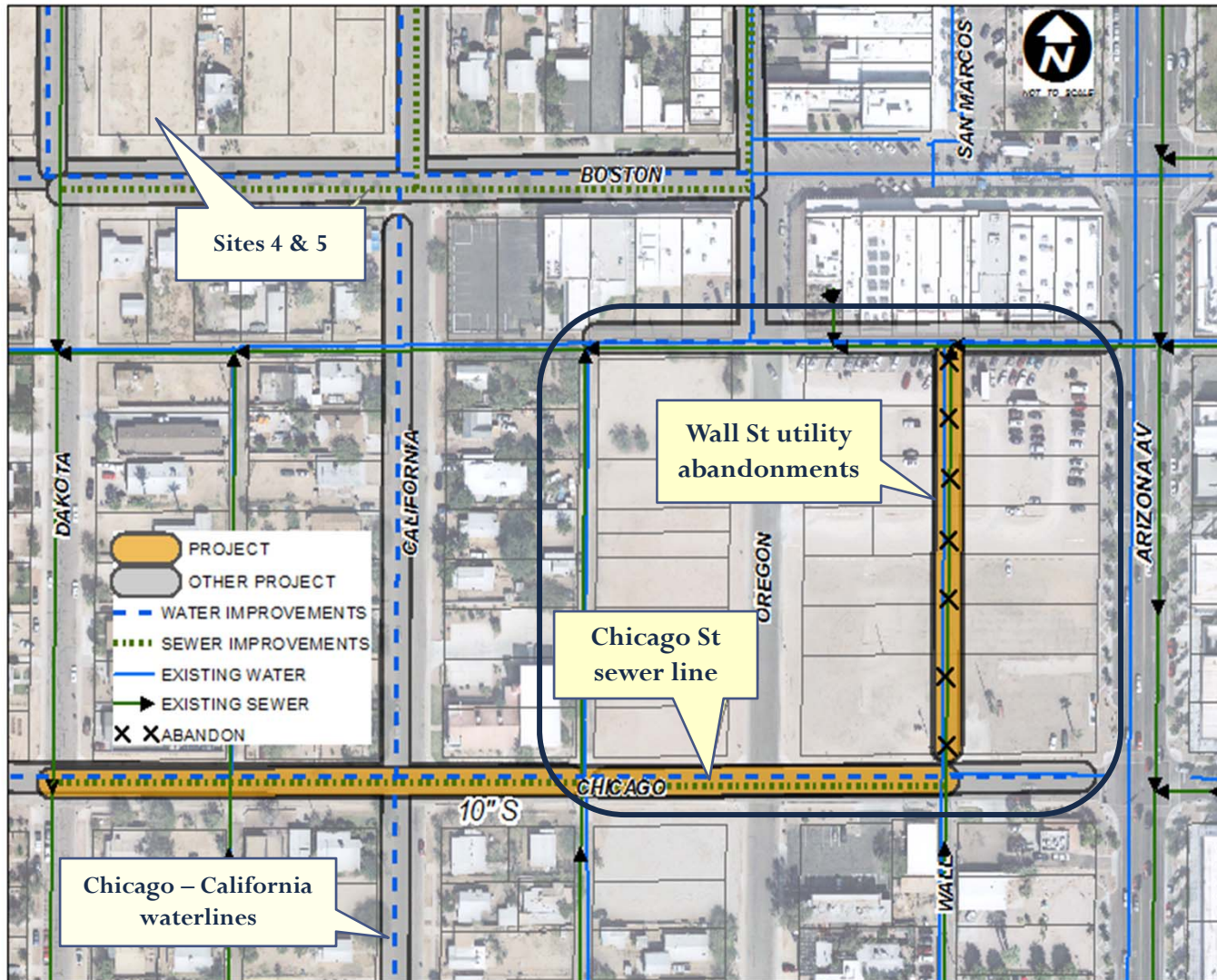


## Street & Water Improvements

- Estimate \$2,753,000
- Reconstruct Oregon Street and replace curbs and mill and overlay on Chicago Street
- Landscape, hardscape and streetlights
- 12" water line in north alley and Oregon St – This water line is a redundant supply to Sites 4 & 5
- 8" water line in Chicago St and north alley west of Oregon Street



## Sites 6 Continued



### Sewer Improvements

- 10" sewer line in Chicago Street - Wall Street to Dakota Street
- Abandon existing sewer line, water line, and private utilities in Wall Street



# Arizona Ave and Fairview St Projects

## Arizona Avenue

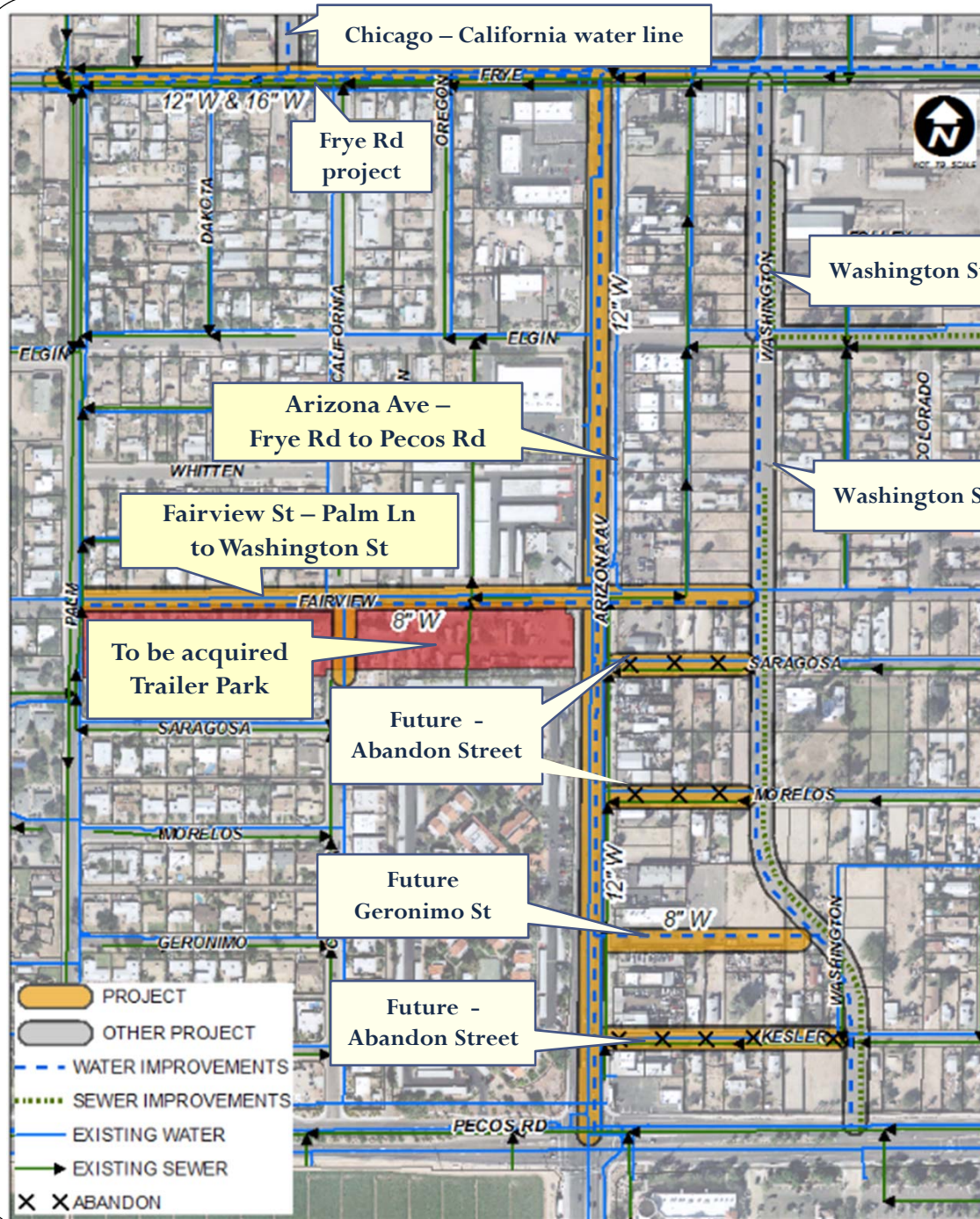
- Estimate \$6,421,000
- Four lanes with bike lanes and a third southbound lane south of Fairview, parallel parking and decorative streetlights
- 12" water line
- Right of way acquisition

## Fairview Street

- Estimate \$7,844,800
- Right of way acquisition

## Future Projects Not Included

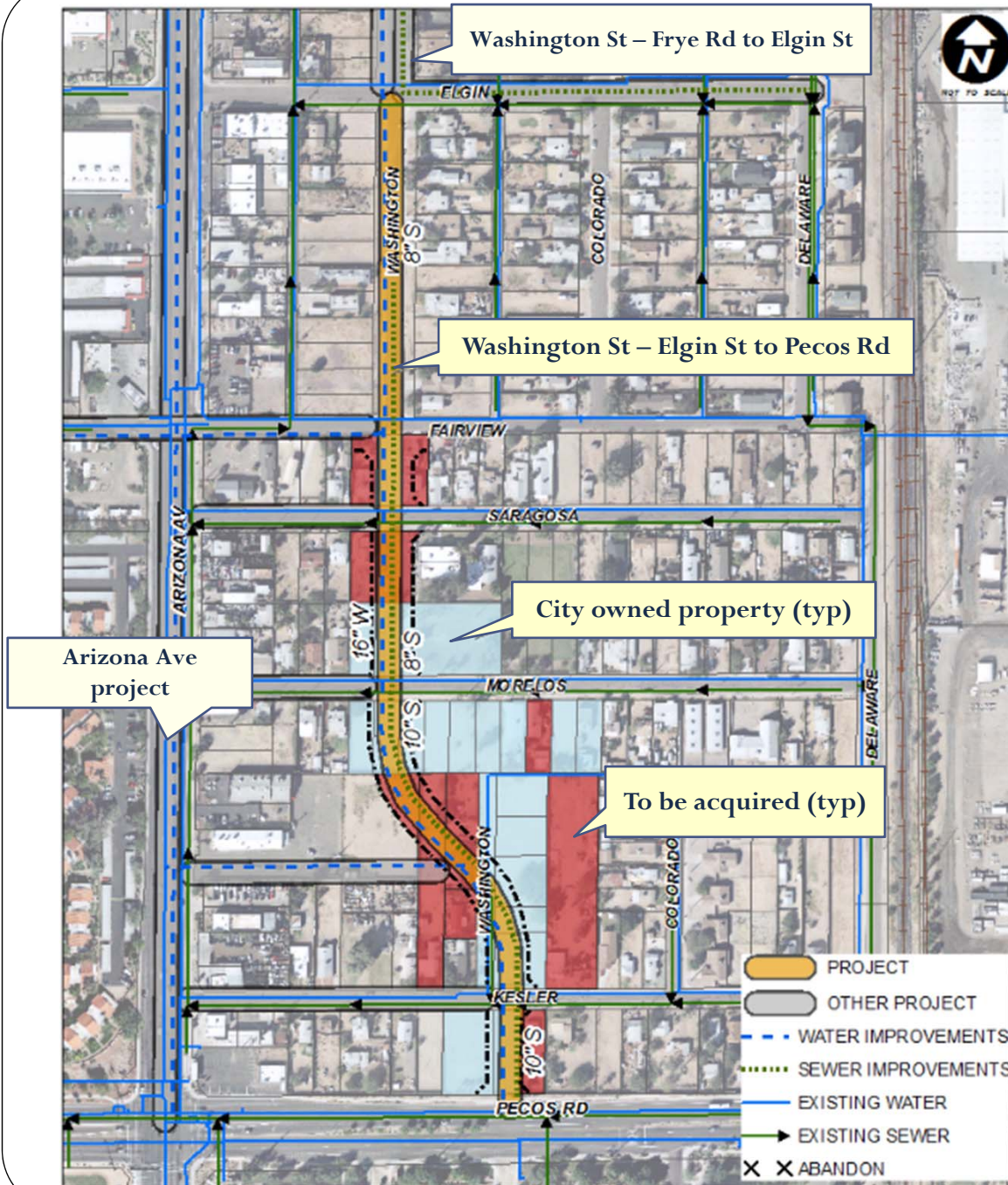
- Frye Road - \$2,279,000 (est.)
- Geronimo St - \$1,707,00 (est.)
- Kessler, Morelos, Saragosa Streets abandonments - \$457,000 (est.)





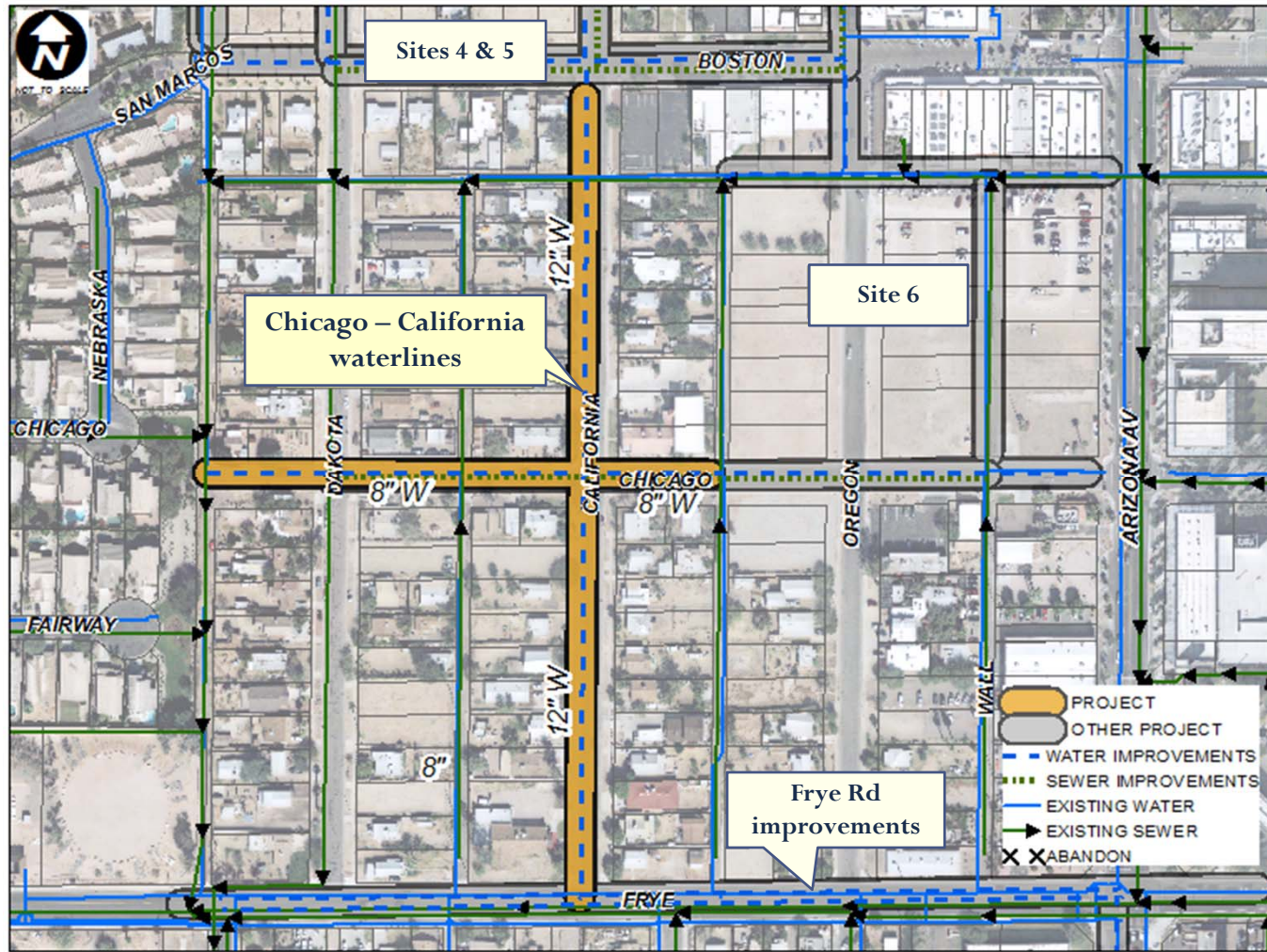
# Washington Street Elgin St to Pecos Rd

- Estimate for Right of Way  
\$1,939,800
- Estimate for Construction  
\$5,139,000
- Two lanes with bike lanes, angled parking and 5' sidewalk on west side, parallel parking and 8' sidewalk on the east side, and decorative LED streetlights
- 16" water line
- 8" and 10" sewer line
- New Park at Morelos Street





# Future Development Project Chicago and California Streets Water Line Improvements



- Estimate \$658,000
- 12" Water line in California Street from Boston Street to Frye Road
- 8" Water line in Chicago Street from Site 6 to Essex Street



# Downtown and South Arizona Avenue Current & Planned Available Funding

(General Fund / General Obligation Bonds Only)

Project	Projected Carry- forward	FY 2015 (Current Year)	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
6GG613 – South Arizona Avenue	\$1,021,260	\$875,000					
6GG619 – Downtown Redevelopment	\$1,814,000		\$500,000*	\$500,000	\$500,000	\$500,000	\$500,000
6GG639 – South Washington Street Design		\$200,000					
TOTALS	\$3,910,260		\$500,000*	\$500,000	\$500,000	\$500,000	\$500,000

\* Funds shown in FY 2015-16 and beyond are currently programmed for unspecified Downtown land acquisitions as part of the ongoing Downtown Redevelopment CIP project, but could be shifted to support this larger project if Council so chooses.

# Downtown and South Arizona Avenue Proposed 5-Year CIP – FY 2016-2020

(\$17.61 M estimated cost) (General Fund / General Obligation Bonds Only)

[illegible]



# Downtown and South Arizona Avenue Proposed 5-Year CIP – FY 2016-2020 Funding Scenarios for \$17.61 M

General Fund / General Obligation Bonds

Funding Sources	More Bonds – Less Cash	Less Bonds – More Cash	All Cash
<b>GO Bonds</b>	\$ 10.86 M	\$ 5.36 M	\$ 0 M
<b>Current Authorization</b>	3.91 M	3.91 M	\$3.91 M
<b>Cash (Use of General Fund Balance)</b>	2.84 M	8.34 M	13.70 M
<b>Total</b>	\$17.61 M	\$17.61 M	\$17.61 M
<i>Impact on Secondary Tax Rate</i>	+ 1.7 cents (FY 2016-17)	+ 0.6 cents (FY 2016-17)	None
<i>Bond Sale Years</i>	2017 and 2019	2017 and 2019	None

# Advantages of Completing Arizona Ave Frye Road to Pecos Road

- ✓ Gateway into Downtown Chandler
  - 2 northbound lanes with bike lanes
  - 2 southbound lanes with 3<sup>rd</sup> lane south of Fairview Street
  - 10 foot wide sidewalks with hardscape and landscaping
  - Decorative street lights
  - Parallel parking on both sides of Arizona Avenue
- ✓ Adaptive reuse opportunities would be more advantageous on Arizona Avenue
- ✓ Will serve to encourage redevelopment south of Frye Road
- ✓ Add Safety Improvements
  - Work with businesses to reduce access points
  - 14 foot wide, raised landscape median
  - New traffic signal at Fairview Street





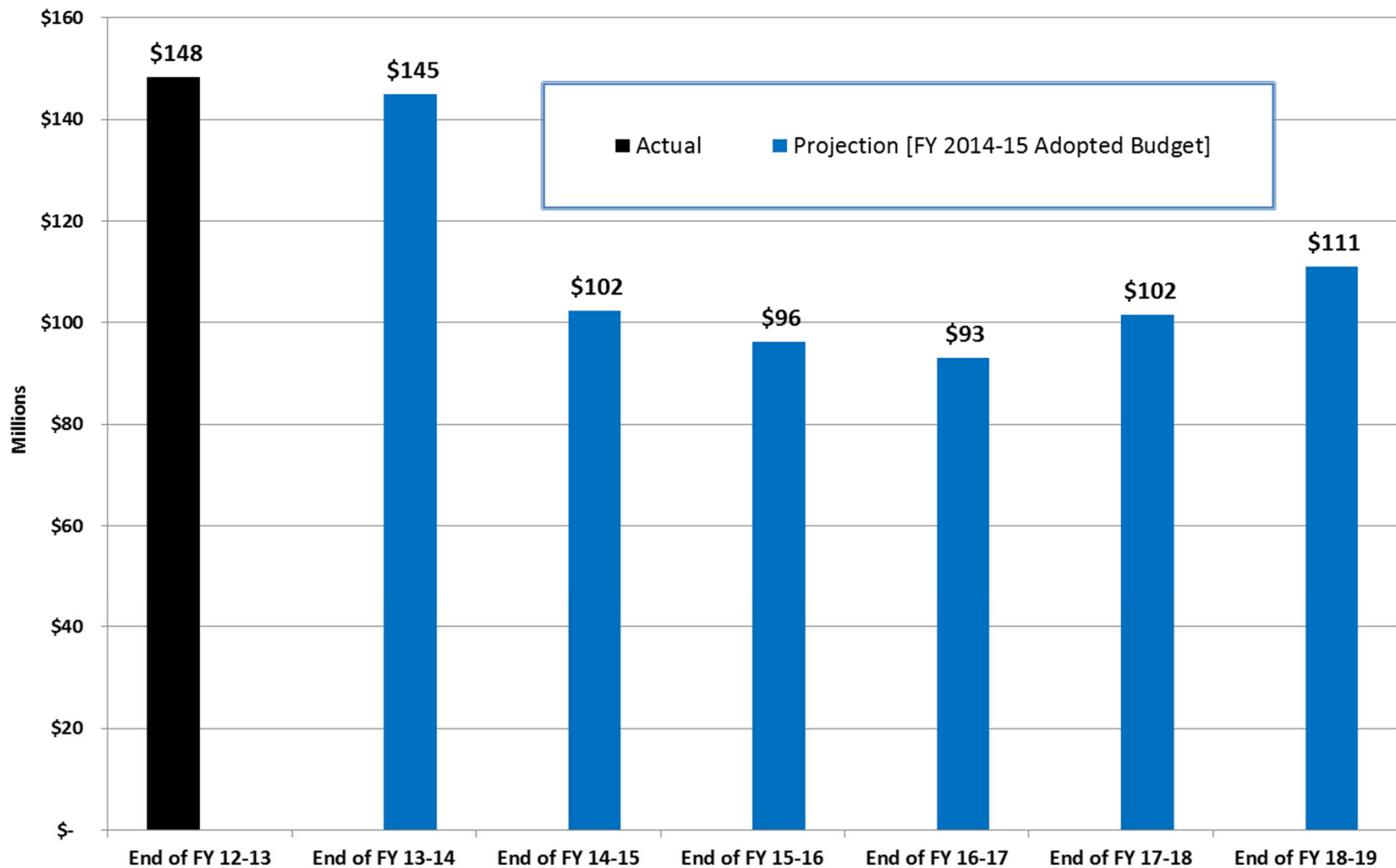
# Arizona Avenue Option

## Funding Scenarios for \$13.64 M

### General Fund / General Obligation Bonds

Funding Sources	More Bonds – Less Cash	Less Bonds – More Cash	All Cash
GO Bonds	\$ 6.90 M	\$ 2.78 M	\$ 0 M
Current Authorization	3.91 M	3.91 M	\$3.91 M
Cash (Use of General Fund Balance)	2.83 M	6.95 M	9.73 M
<b>Total</b>	\$13.64 M	\$13.64 M	\$13.64 M
<i>Impact on Secondary Tax Rate</i>	+ 0.8 cents (FY 2016-17)	None	None
<i>Bond Sale Years</i>	2017 and 2019	2019	None

## GENERAL FUND BALANCE PROJECTION





# QUESTIONS?